

FOR SALE

700 Pearidge Rd, Canton, GA 30114

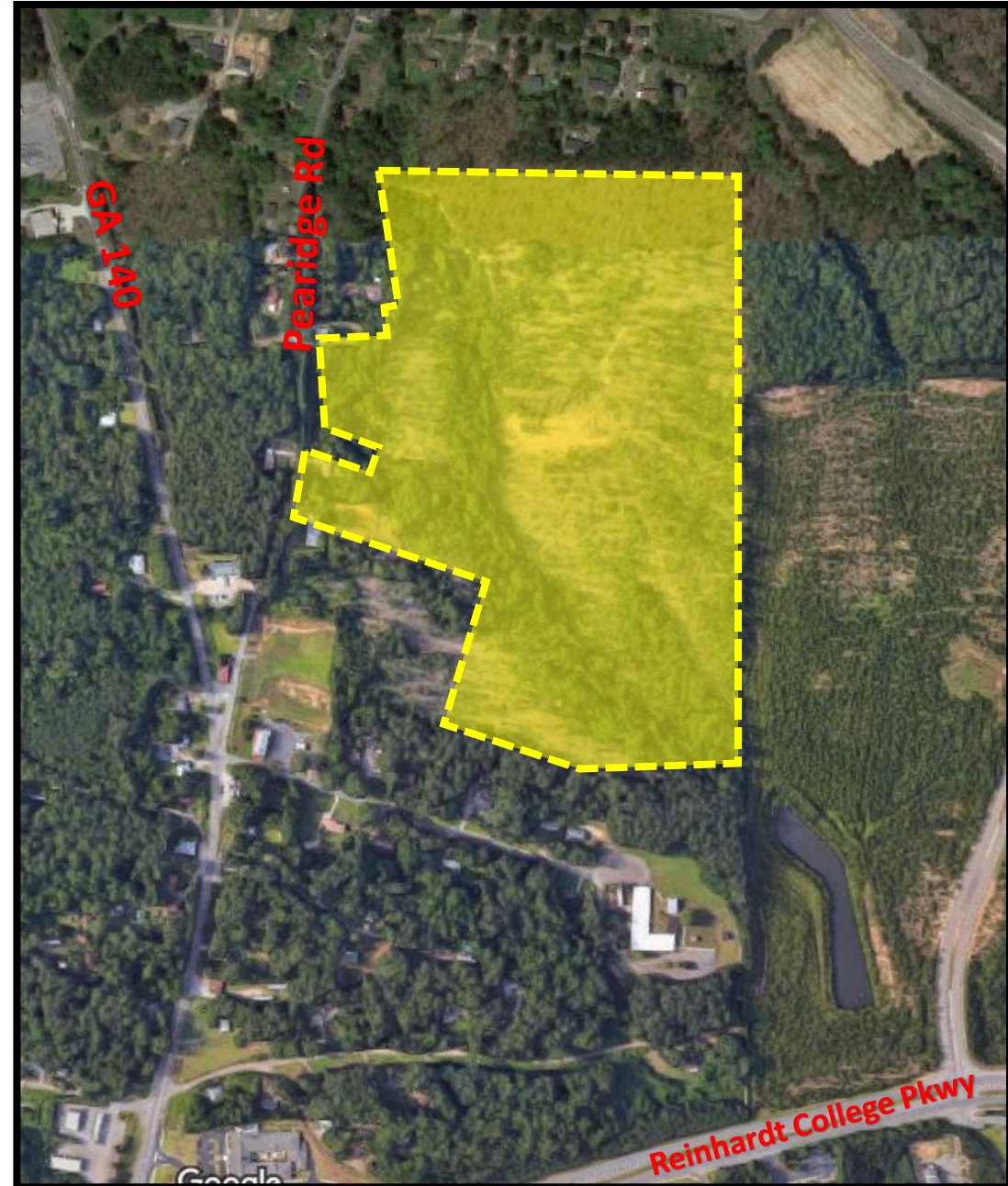
Jim Hobbs | 404.219.6736
JHobbs@AtlantaLandGroup.com

KW Commercial Peachtree Road
804 Town Blvd. Ste A2040
Atlanta, GA 30319
404-419-3500

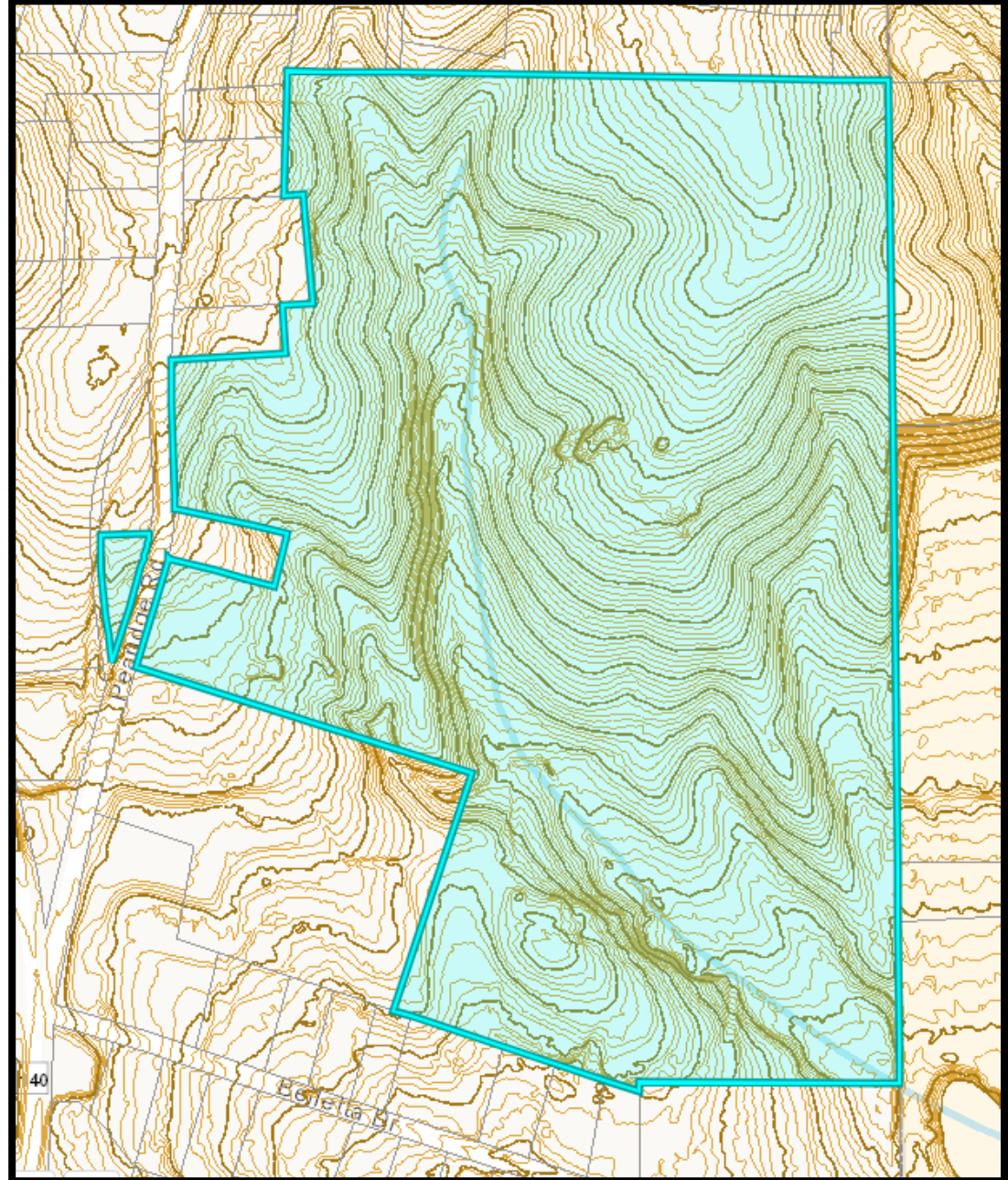
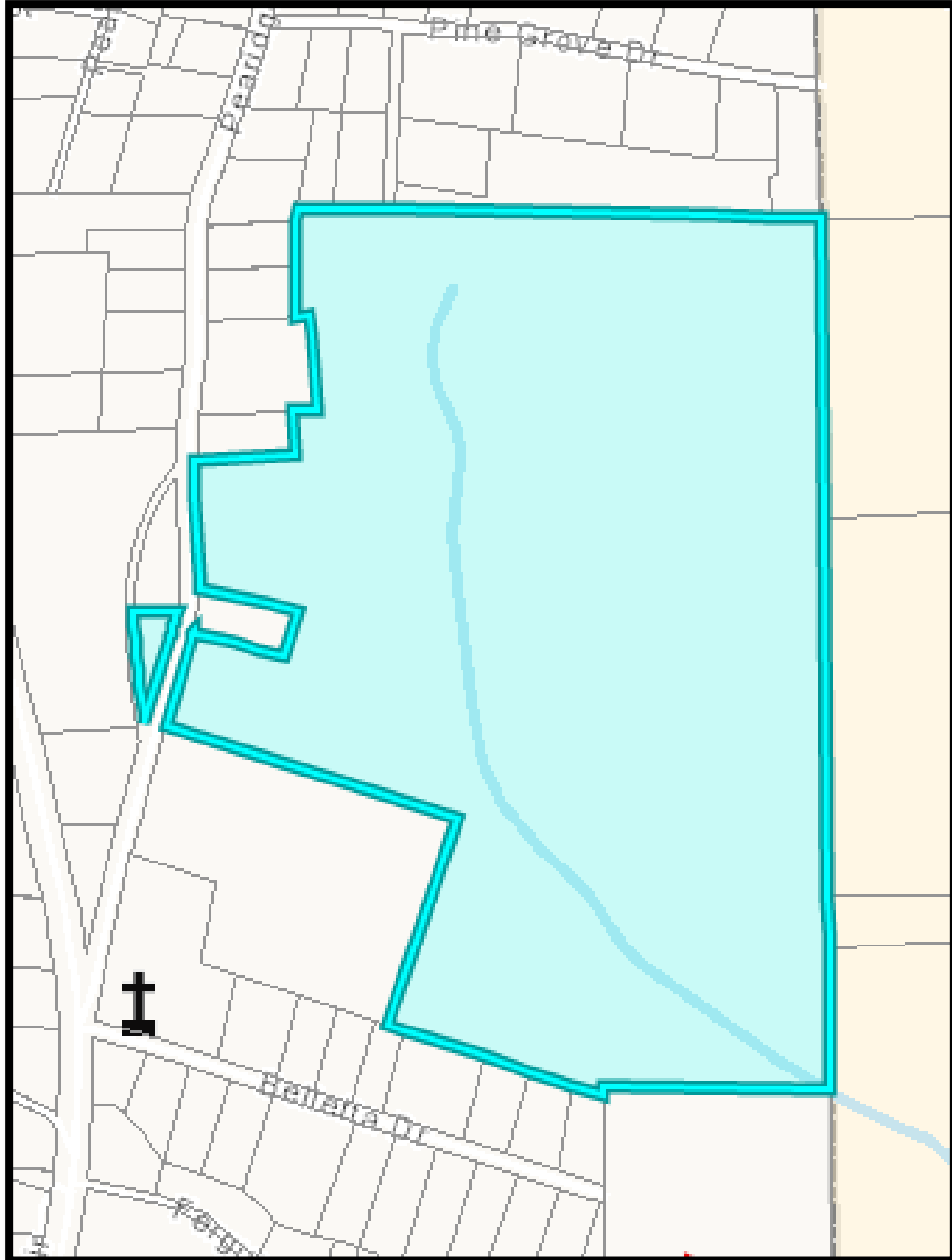
Property Overview

- +/- 53.76 acres
- PIN # 14N16C 079
- Cherokee County
- Zoned R40
- All utilities available to site
- Rolling Topography
- Assigned Schools:
 - Canton Elementary
 - Cherokee High

Asking: \$42,500 per acre



Tax Plat & Topography



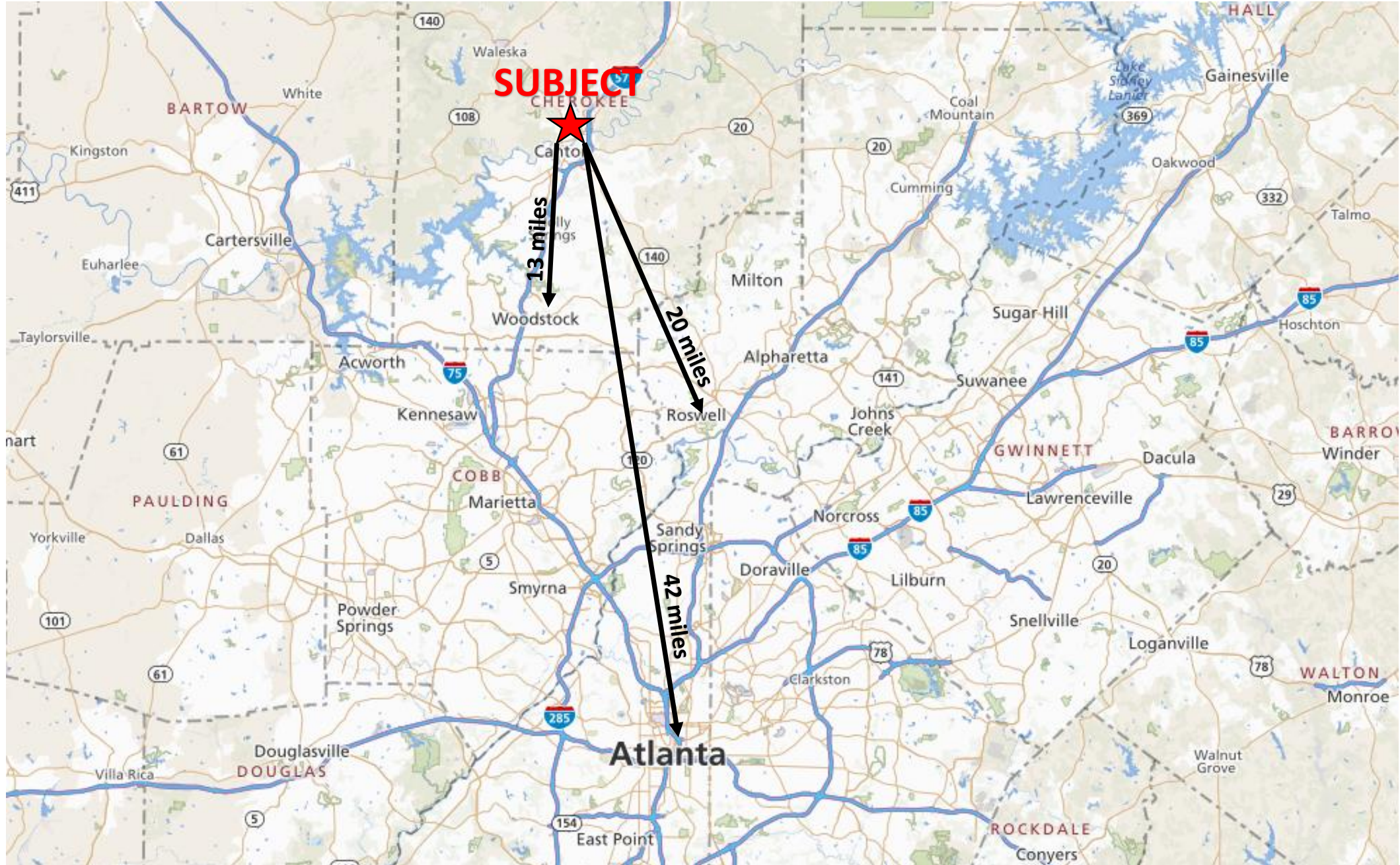
Survey



SURVEYORS CERTIFICATION
 WE, THE UNDERSIGNED, HAVE BEEN DULY SWORN AND HAVE PERSONALLY AND INDEPENDENTLY EXAMINED THE RECORDS OF THE PUBLIC RECORDS OF THE COUNTY OF DEKALB, GEORGIA, AND HAVE FOUND THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF THE ORIGINAL RECORDS AS THE SAME APPEAR IN SAID RECORDS. WE HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF THE ORIGINAL RECORDS AS THE SAME APPEAR IN SAID RECORDS. WE HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF THE ORIGINAL RECORDS AS THE SAME APPEAR IN SAID RECORDS.

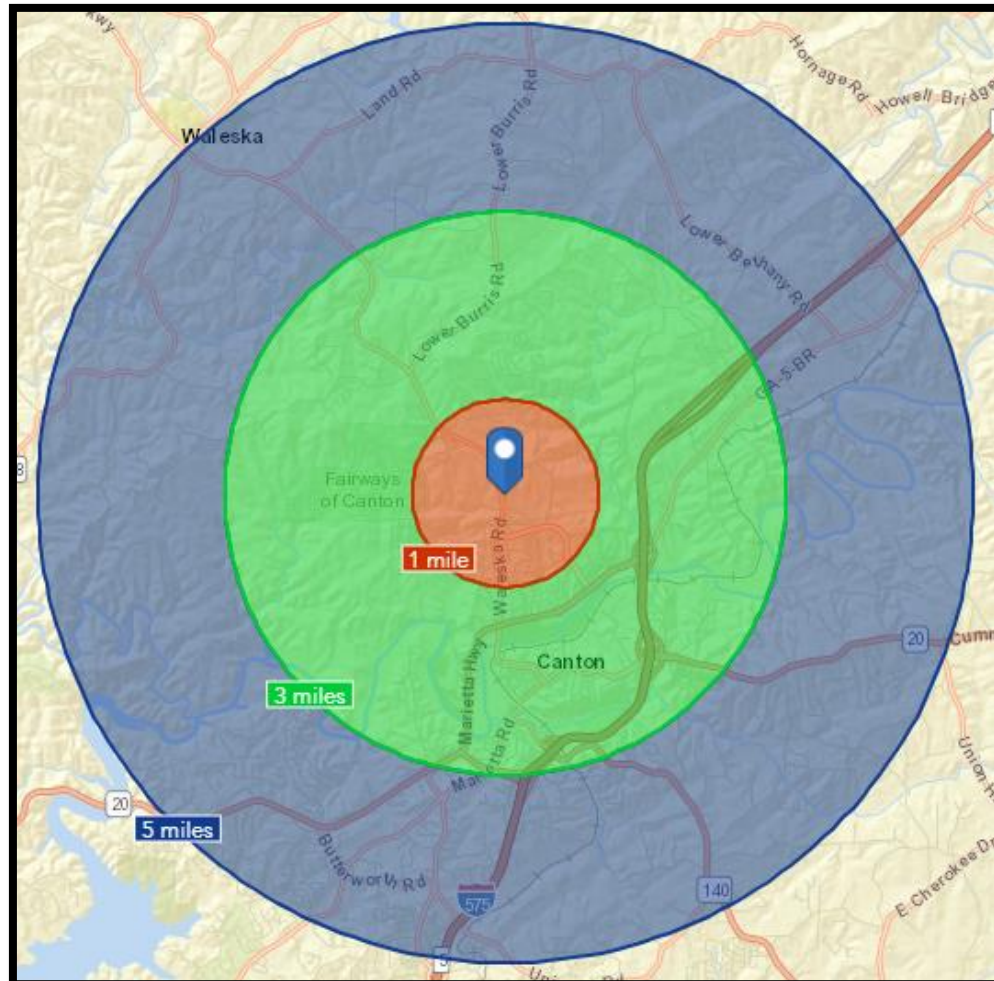
NOTES
 1. ALL MATTERS OF TITLE ARE DECEASED.
 2. REFERENCE BEING MADE TO BACK TITLES, MAPS, ETC.

Distance Map



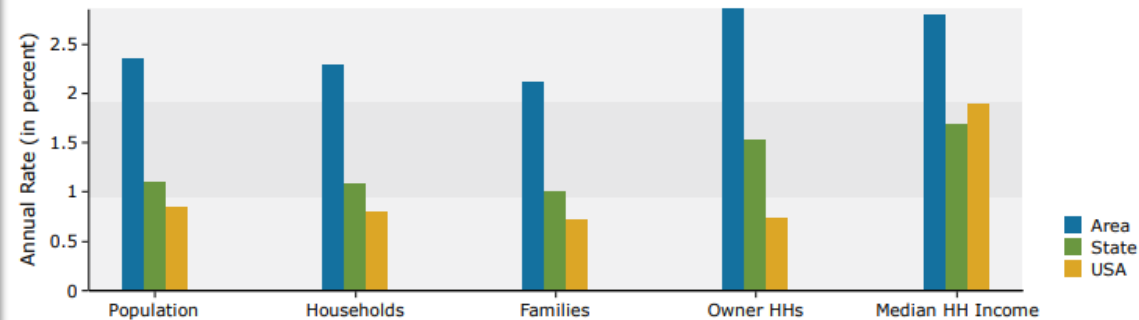
Area Demographics 2018 (Esri)

	Population	# of Households	Avg Household Income	Median Age
1 Mile	4,720	1,633	\$50,944	32
1-3 Miles	15,113	5,275	\$69,490	35
3-5 Miles	23,313	7,937	\$89,592	38



0 - 1 mile

Trends 2018-2023



Population by Age

